



Leicester  
City Council

# APPENDIX B

CONSERVATION ADVISORY PANEL

13<sup>th</sup> December 2017

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## CURRENT DEVELOPMENT PROPOSALS

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### Report of the Director of Planning, Development and Transportation

#### A) ALL SAINTS PLACE Pre-app

A presentation will be made on a pre-app proposal for the undeveloped site between Highcross Street, Great Central Street and All Saints Open. This is located in the All Saints Conservation Area and is close to two listed buildings. The proposal is to redevelop the empty site with a 7-storey residential development, with a mixture of studio, 1-bed & 2-bed apartments.

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#### B) 1-9 & 19B DE MONTFORT MEWS

Planning Application [20172192](#)

#### DEMOLITION OF BUILDINGS AND CONSTRUCTION OF FIVE STOREY BUILDING PROVIDING 122 STUDENT STUDIO FLATS; CYCLE PARKING AND LANDSCAPING

The proposal is to demolish the existing mid-C20th mock-Georgian offices and to replace with a 5-storey residential development. The site is located within the South Highfields Conservation Area, adjacent to the New Walk Conservation Area and is near to a number of grade II listed buildings; 96A-104 (evens) New Walk, 55-57 London Road and Regent Court Nelson Street.

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#### C) 80 WHARF STREET SOUTH

Planning Application [20172259](#)

#### DEMOLITION OF EXISTING BUILDINGS; CONSTRUCTION OF 8-11 STOREY BUILDING TO ACCOMMODATE 4 RETAIL UNITS (CLASS A1) ON THE GROUND FLOOR AND 72 FLATS ABOVE (18 X 1 BED AND 54 X 2 BED) (CLASS C3)

The proposal is to demolish the existing buildings and construct a mixed use building of up to 11 storeys.

The property is a Local Heritage Asset and is adjacent to a number of other Local Heritage Assets.

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**D) 64-66 HUMBERSTONE GATE**

Planning Application [20171868](#)

**PARTIAL DEMOLITION OF EXISTING BUILDING TO RETAIN BUILDING FACADE AND ERECTION OF 5/6 STOREY BUILDING TO PROVIDE 42 RESIDENTIAL FLATS AND 2 GROUND FLOOR COMMERCIAL AND RETAIL UNITS WITH ASSOCIATED EXTERNAL ALTERATIONS**

The proposal is to construct a set-back 6-storey residential development, positioned behind the retained and refurbished façade of the Palais de Danse; a 1920s art-deco influenced ballroom. The proposal includes ground floor commercial units. The site is located within the St Georges Conservation Area and is adjacent to the grade II listed 3 St James Street.

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**E) FLEET HOUSE, FLEET STREET**

Planning Application [20172357](#)

**DEMOLITION OF BUILDINGS ON SITE**

The proposal is to demolish the existing buildings on the site. The property is a Local Heritage Asset.

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**The following applications are reported for Members' information and will not be presented unless a specific request is made by 2.00pm on Monday 10th December 2017. Contact: Justin Webber (4544638), Sam Peppin Vaughan (454 2973) or James F Simmins (4542965).**

Further details on the cases below can be found by typing the reference number into: <http://rcweb.leicester.gov.uk/planning/onlinequery/mainSearch.aspx>

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**F) 4 KNIGHTON DRIVE**

Planning Application 20172253

**CHANGE OF USE OF FORMER COACH HOUSE TO DWELLINGHOUSE (1 X 2 BED) (CLASS C3); ALTERATIONS TO FORMER COACH HOUSE TO ADD SIDE AND REAR DORMERS; FENCING AND HARDSURFACING**

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**G) 17 STONEYGATE ROAD**

**Planning Application 20172353  
CONSTRUCTION OF SINGLE STOREY REAR EXTENSION; ALTERATIONS TO  
PORCH AND RELOCATION OF ENTRANCE DOOR AT SIDE (CLASS C3)**

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**H) 130 & 132 NEW WALK, BANKFIELD HOUSE  
Planning Application 20172068  
INSTALLATION OF IRON RAILINGS TO FRONTAGE OF 130 & 132 NEW WALK  
(CLASS D1)**

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**I) 4-8 HORSEFAIR STREET, UNIT B  
Listed Building Consent 20172273  
INTERNAL ALTERATIONS TO GRADE II LISTED BUILDING**

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**J) 10-14 LOSEBY LANE, FIRST AND SECOND FLOOR  
Planning Application 20172324  
CHANGE OF USE OF FIRST AND SECOND FLOORS FROM HAIRDRESSER  
(CLASS A1) TO NON-RESIDENTIAL EDUCATION AND TRAINING CENTRE  
(CLASS D1)**

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**K) 98 WESTCOTES DRIVE  
Planning Application 20172191  
REPLACEMENT OF EIGHT WINDOWS AND ONE DOOR TO HOUSE (CLASS C3)**

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**L) 1 GARRICK WALK, HAYMARKET THEATRE  
Planning Application 20172380  
ALTERATIONS AT FIRST FLOOR TO CREATE LOBBY TO THEATRE (SUI  
GENERIS)**

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**M) 22 STONEYGATE ROAD  
Planning Application 20172281  
DEMOLITION OF EXISTING BUNGALOW AND GARAGE; CONSTRUCTION OF 3  
TWO-STOREY DWELLINGS (2 X 4 BED AND 1 X 5 BED) (CLASS C3) AND  
DETACHED GARAGES; LAYOUT OF ACCESS ROAD AND HARDSTANDING  
AREAS; PROVISION OF FENCING AND BIN STORE**

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**N) 12 MARKET PLACE  
Planning Application 20172299  
CHANGE OF USE FROM RETAIL (CLASS A1) TO BAR (CLASS A4); AIR  
CONDITIONING UNITS TO REAR**

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**O) 1 ABBEY GATE**

**Planning Application 20172261  
CONSTRUCTION OF SINGLE STOREY EXTENSION TO OFFICES (CLASS B1)**

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**P) 14 JARVIS STREET  
Planning Application 20172222  
DEMOLITION OF EXISTING BUILDING; CONSTRUCTION OF SIX STOREY  
BUILDING COMPRISING TWENTY FLATS (15X 2BED), (5X STUDIO) (CLASS C3)**

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**Q) 58A LONDON ROAD  
Planning Application 20172203  
INSTALLATION OF VENTILATION FLUE ON CHIMNEY AT REAR AND AIR  
CONDITIONING UNITS AT SIDE OF BUILDING; ALTERATIONS TO ROOF OF  
BUILDING C3)**

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**R) 151 LONDON ROAD  
Planning Application 20172317 & 20172318  
RETROSPECTIVE APPLICATION FOR THE RETENTION OF ATM AT FRONT OF  
SHOP (CLASS A1)**

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**S) 438 LONDON ROAD  
Planning Application 20172322  
CHANGE OF USE FROM HOUSE TO FIVE FLATS (3 X 1 BED, 2 X 2 BED)  
(CLASS C3); ALTERATIONS; CONSTRUCTION OF PORCH AT SIDE AND FIRST  
FLOOR EXTENSIONS AT SIDE AND REAR; EXTENSIONS TO ROOF INCLUDING  
RAISED RIDGE, GABLE AT SIDE AND DORMERS AT FRONT, SIDE AND REAR;  
ROOFLIGHTS; CAR PARKING ON FORECOURT**

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**T) 44 HIGHFIELD STREET  
Planning Application 20172364  
CHANGE OF USE OF SECOND AND THIRD FLOOR OF COMMUNITY CENTRE  
(CLASS D1) TO HOUSE IN MULTIPLE OCCUPATION (1 X 2 BEDROOM) (CLASS  
C4) ON SECOND FLOOR AND ONE FLAT (1X 1BED) (CLASS C3) ON THIRD  
FLOOR; CONSTRUCTION OF DORMER ROOF EXTENSION AT REAR;  
CONSTRUCTION OF STEPS AND INSTALLATION OF FIRE ESCAPE  
STAIRWELL AT REAR; REPLACEMENT WINDOWS AT REAR; ALTERATIONS,  
RESTORATION AND REPLACEMENT WINDOWS AT FRONT; BIN STORE AT  
FRONT**

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**U) 6 CASTLE VIEW  
Listed Building Consent 20172370 & 20172369**

**INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING & CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO NON-RESIDENTIAL INSTITUTION (CLASS D1)**

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**V) 7 CASTLE VIEW**

**Listed Building Consent 20172371 & 20172372**

**INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING & CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO NON-RESIDENTIAL INSTITUTION (CLASS D1)**

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**W) 17 GRANBY STREET**

**Planning Application 20172378**

**CHANGE OF USE FROM FINANCIAL SERVICES (CLASS A2) TO EITHER RETAIL, RESTAURANT AND CAFE, DRINKING ESTABLISHMENTS, NON-RESIDENTIAL INSTITUTIONS OR ASSEMBLY AND LEISURE (CLASSES A1, A3, A5, D1 AND D2) NEW SHOPFRONT; ALTERATIONS**

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**X) 90-96 CLARENDON PARK ROAD**

**Planning Application 20172514**

**CHANGE OF USE OF GROUND FLOOR FROM BANK (CLASS A2) TO OFFICES (CLASS B1(a)); REPLACEMENT WINDOWS; INSTALLATION OF GATE; ALTERATIONS**